

# *Meeting Copy*

## **AGENDA**

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

JANUARY 11, 2007

11:00 A.M.

### **DEPARTMENT**

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## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### TENNESSEE WILDLIFE RESOURCES AGENCY

#### REGION 1 – DYER COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Seedling Cooler** at Dyersburg, and SELECTION of a DESIGNER to design and supervise the project.

**Estimated Project Cost:**            **\$302,000.00**  
Source of Funding:                TWRA Wetland Funds  
SBC Project No.                    220/017-01-2007

Provide a 4000 sf building for housing tree seedlings until they are planted.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### DEPARTMENT OF ENVIRONMENT AND CONSERVATION

#### WEST TENNESSEE RIVER BASIN AUTHORITY

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$250,000.00 to \$425,000.00 (\$175,000.00 increase) and APPROVAL TO EXTEND the CONTRACT for one year of a project for **Engineering Services** for the West Tennessee River Basin Authority.

<b>Revised Estimated Project Cost:</b>	<b>\$425,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Current Funds-Major Maintenance	\$250,000.00	\$175,000.00	\$425,000.00
SBC Project No.	128/020-01-2004		

This amendment is the second option year renewal. This amendment will bring the revised contract with Buchart Horn, Inc. to \$425,000. Should all contract renewal options be elected, the contract will terminate on January 14, 2010.

#### DISCUSSION OF BIDS

- 1) **Bledsoe Creek State Park**  
(Water System Upgrade)  
SBC Project No. 126/012-01-2005  
Bid date: January 9, 2007

# SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

## DEPARTMENT OF EDUCATION

### TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$280,000.00 to \$450,000.00 (\$170,000.00 increase) of a project for **Lending Library Relocation** at Tennessee School for the Blind, Nashville, Tennessee

<b>Revised Estimated Project Cost:</b>	<b>\$450,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
06/07 Current Funds-Capital Maint	\$ 5,000.00	\$ 0.00	\$ 5,000.00
06 G.O. Bonds-Capital Maint	275,000.00	0.00	275,000.00
01/02 Current Funds-Capital Maint	<u>0.00</u>	<u>170,000.00</u>	<u>170,000.00</u>
TOTAL	\$280,000.00	\$170,000.00	\$450,000.00
SBC Project No.	168/005-02-2006		

Project requires asbestos removal and fiber optic cable. Construction cost estimate including update of a former dormitory including accessible toilet rooms requires increase in funding to include these items.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### DEPARTMENT OF CORRECTION

#### SOUTH CENTRAL CORRECTIONAL CENTER, WAYNE COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL to ISSUE an RFP for the **Private Management and Operation** of the South Central Correctional Center in Wayne County, Tennessee.

*SBC Project No.*                      *142/018-01-2007*

The current contract for privatizing management expires 6/30/07. A replacement contract will need to be in place at that time. This request begins the process to develop a contract effective 7/1/07.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### DEPARTMENT OF TRANSPORTATION

#### REGION 1 – WELCOME CENTER, CAMPBELL COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Jellico Welcome Center Replacement** at I-75 in Campbell County, APPROVAL to DEMOLISH the existing building, and SELECTION of a DESIGNER to design and supervise the project.

**Estimated Project Cost:** **\$1,610,000.00**

Source of Funding:

Blind Services \$ 140,000.00

Highway Funds \$1,470,000.00

*SBC Project No.* 241/010-01-2007

Raze existing building and provide new Welcome Center with storage buildings for paper products and maintenance equipment. Replace picnic shelters and include vending shelter in design of new building.

#### TDOT QUARTERLY STATUS REPORT

- 1) Presentation of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

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### MILITARY DEPARTMENT

#### TEMA EAST TENNESSEE REGIONAL OFFICE, KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Communication Tower** at the TEMA East TN Regional Office, Knoxville, and APPROVAL to WAIVE SBC policy for 100% contract bond.

**Estimated Project Cost:** **\$350,000.00**  
Source of Funding: Federal Homeland Security Funds  
SBC Project No. 361/047-01-2007

New 250 foot tower will allow radio communications to support emergency response in East Tennessee. Procurement will be done through Purchasing, which requires a 25% contract bond. Therefore, a waiver of SBC policy is required.

#### MARYVILLE READINESS CENTER, BLOUNT COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$380,000.00 to \$240,000.00 (\$140,000.00 decrease) of a project for **Energy Savings** at Maryville Readiness Center, Blount County, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$240,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
05/06 Current Funds-Capital Maint	\$190,000.00	\$140,000.00	\$ 50,000.00
Federal Funds (NGB)	190,000.00	0.00	190,000.00
<b>TOTAL</b>	<b>\$380,000.00</b>	<b>\$140,000.00</b>	<b>\$240,000.00</b>
<u>SBC Project No.</u>	361/060-01-2005		

Decrease funding and move funds to satisfy Newbern Readiness Center bond funds. Funding for this project will be increased from savings from Knoxville Concord HVAC project and others when available.

#### NEWBERN READINESS CENTER, DYER COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in the SOURCE of FUNDING of a project for **HVAC Replacement & Repairs** at Newbern Readiness Center, Dyer County, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$160,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
02 G.O. Bonds-Capital Maint	\$140,000.00	\$(140,000.00)	\$ 0.00
02/03 Current Funds-Capital Maint	20,000.00	0.00	20,000.00
05/06 Current Funds-Capital Maint	0.00	140,000.00	140,000.00
<b>TOTAL</b>	<b>\$160,000.00</b>	<b>\$ 0.00</b>	<b>\$160,000.00</b>
<u>SBC Project No.</u>	361/068-01-2002		

Funds moved to satisfy bond issue to allow for sale of property.

**SOUTH CENTRAL ARMORIES – SAVANNAH, WAYNESBORO, LEWISBURG, PARSONS**

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$546,701.44 to \$1,080,000.00 (\$533,298.56 increase) of a project for **Armory Reroofs** at Waynesboro, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$1,080,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
04/05 Current Funds-Capital Maint	\$540,000.00	\$ 0.00	\$ 540,000.00
Federal Funds (NGB)	6,701.44	533,298.56	540,000.00
TOTAL	\$546,701.44	\$533,298.56	\$1,080,000.00
SBC Project No.	361/000-05-2004		

Increase in funding due to material cost.



## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### TENNESSEE BUREAU OF INVESTIGATION

#### TBI CONSOLIDATED FACILITY, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Fusion Center** at the TBI Consolidated Facility, Nashville, with work to be accomplished through the Direct Order contract.

<b>Estimated Project Cost:</b>	<b>\$400,000.00</b>
<u>Source of Funding:</u>	
Federal Assistance Forfeiture	\$150,000.00
TEMA	\$200,000.00
Homeland Security Grant	\$ 50,000.00
<i>SBC Project No.</i>	<i>500/001-01-2007</i>

This project involves the reconfiguration of office space within the Criminal Intelligence Unit of Nashville based TBI Headquarters to accommodate a new "fusion center". The purpose of this center will be to consolidate intelligence analysts and other resources in one location to provide support to law enforcement agencies statewide during times of security threat.

- 2) Review of a request for APPROVAL to PREQUALIFY CONTRACTORS on a project for **Security System Replacement** at the TBI Consolidated Facility, Nashville, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$185,000.00</b>
<u>Source of Funding:</u>	Homeland Security Funds
<i>SBC Project No.</i>	<i>500/001-01-2006</i>

Nature of project justifies prequalification procedure.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### UNIVERSITY OF TENNESSEE

#### THE UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Dougherty Engineering Building Repairs** at the University of Tennessee, Knoxville, and SELECTION of a DESIGNER to design and supervise the project.

**Estimated Project Cost:                \$7,400,000.00**

Source of Funding:

Insurance Proceeds                        \$7,275,000.00

Operating Funds                            \$ 125,000.00

*SBC Project No.                        540/009-01-2007*

On 11/17/06 a fire significantly damaged the first floor and mezzanine level of Dougherty Engineering Building at UTK. This project will make the necessary repairs to damaged areas and provide associated code upgrades.

#### THE UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$17,000,000.00 to \$28,000,000.00 (\$11,000,000.00 increase) of a project for **Single Student Housing Phase 2** at the University of Tennessee, Martin, and APPROVAL of the EARLY DESIGN PHASE as presented by joint venture designers, Lyle Cook Martin / TLM Associates.

**Revised Estimated Project Cost:                \$28,000,000.00**

Source of Funding:

	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TSSBA	\$17,000,000.00	\$10,000,000.00	\$27,000,000.00

Auxiliary Funds	0.00	1,000,000.00	1,000,000.00
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TOTAL	\$17,000,000.00	\$11,000,000.00	\$28,000,000.00
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*SBC Project No.                        540/011-02-2005*

This project will provide new housing for approximately 400 students. It will be constructed on the site of the former Ellington Hall.

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### TENNESSEE BOARD OF REGENTS

#### **Middle Tennessee State University**, Murfreesboro, Tennessee

- 1) Review of a request for APPROVAL of the SELECTION of a CONSTRUCTION MANAGER/GENERAL CONTRACTOR for the project of **Several Buildings Life Safety Renovations** at **Middle Tennessee State University** in Murfreesboro, Tennessee.

**Estimated Project Cost:** **\$8,090,000.00**

**Remaining un-funded portion:** **\$1,370,000.00**

**Source of Funding:**

2002 G. O. Bonds – Cap. Maint.	1,280,000.00
2004 G. O. Bonds – Cap. Maint.	1,425,000.00
01/02 Current Funds – Cap. Maint	230,000.00
03/04 Current Funds – Cap. Maint	1,000,000.00
04/05 Current Funds – Cap. Maint	455,000.00
2006 G.O. Bonds – Cap. Maint.	2,330,000.00
	<hr/> 6,720,000.00

**SBC Project No. 166/009-02-2001**

Hart-Freeland-Roberts and Peterson Associates are designing these mechanical, electrical, plumbing, structural, and related repairs and replacements in several older campus buildings. Proposals for a Construction Manager/General Contractor for the Wiser-Patten Science Hall & James Union Building were received on 12/20/06. A Construction Manager will protect the schedule, budget, and quality of this project in the face of complex work and scheduling requirements.

- 2) Review of a request for APPROVAL of a REVISION in SCOPE for **Several Buildings Safety & Code Corrections** (formally Abernathy Hall Safety & Code Corrections) at **Middle Tennessee State University** in Murfreesboro, Tennessee.

**Estimated Project Cost:** **\$ 575,000.00**

**Source of Funding:**

2004 G. O. Bonds – Capital Maintenance	525,000.00
04/05 Current Funds – Capital Maintenance	50,000.00
	<hr/> 575,000.00

**SBC Project No. 166/009-06-2004**

Adkisson Harrison Associates is designer for Life Safety Code compliance updates for this project. The University would like to redirect funds for more pressing life safety needs that have recently surfaced. Fire alarm systems will be upgraded in Peck Hall, Saunders Fine Arts, James Union Building, Master Control Station, and the Keathley University Center.

## **Walters State Community College, Morristown, Tennessee**

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Greenville/Greene County Center Repairs** at **Walters State Community College** in Morristown, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

**Estimated Project Cost:**

**\$245,000.00**

**Source of Funding:**

Gifts (Walters State Foundations)

**SBC Project No.**

**166/023-01-2007**

This project was endorsed by THEC for a late disclosure on December 5, 2006 to repair damage from water intrusion. The roof system will be replaced and water damage repairs will be made in the dining area and some classrooms on the 4th floor.

## **University of Memphis, Memphis, Tennessee**

- 1) Review of a request for APPROVAL of a REVISION in SCOPE, ESTIMATED PROJECT COST, and FUNDING from \$1,892,000.00 to \$1,982,000.00 (a \$90,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING of the project for **Softball Park Development** at **University of Memphis** in Memphis, Tennessee

**Revised Estimated Project Cost:**

**\$1,982,000.00**

Gift-in-Place Portion

75,000.00

Funded Portion

**\$1,907,000.00**

**Source of Funding:**

	Existing	Increase	Revised
Athletic Quasi-Endowment	1,142,000.00	0	1,142,000.00
Operating Interest on gifts	325,000.00	0	325,000.00
Student Rec. Fees	350,000.00	0	350,000.00
Campus Plant Funds	0	90,000.00	90,000.00
	1,817,000.00	90,000.00	1,907,000.00

**SBC Project No. 166/007-13-2004**

Johnson Bailey Henderson McNeel is designing this softball facility for women's athletics and intramural sports on the South Campus, including a new field, bleachers, concessions, dressing rooms, storage, dugouts, lighting, and site. This revision, which will be done by Change Order, is for changes in field size, field drainage, field materials, and modifications to the locker rooms for home and visitors.

- 2) Review of a request for APPROVAL of **Master Plan Update** at the **University of Memphis** in Memphis, Tennessee, as presented by Goody Clancy and Associates.

**Estimated Project Cost:**

**\$200,000.00**

**Source of Funding:**

Campus Plant Funds

**SBC Project No.**

**166/007-01-2004**

This project will review and revise the current Campus Master Plan.

## **Discussion of Bids**

- 1) **East Tennessee State University, Johnson City**  
(Main Campus Apartments New Construction)  
SBC Project No. 166/005-15-2005  
Bid date: 12-20-2006
- 2) **East Tennessee State University, Johnson City**  
(Building 7 Pharmacy College Renovation)  
SBC Project No. 166/005-14-2005  
Bid date: 1-10-2006
- 3) **TTC @ Crossville, Crossville**  
(Cooling tower Replacement)  
SBC Project No. 166/044-01-2006  
Bid date: 1-10-2007
- 4) **Middle Tennessee State University, Murfreesboro**  
(Chilled Water Line Replacement)  
SBC Project No. 166/009-03-2006  
Bid date: 1-10-2007
- 5) **Middle Tennessee State University, Murfreesboro**  
(Sewer System and Steam Manhole Updates)  
SBC Project No. 166/009-02-2005  
Bid date: 1-10-2007

## SCHEDULE FOR STATE BUILDING COMMISSION MEETING

January 11, 2007

### STATE BUILDING COMMISSION

#### MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) APPROVAL of the MINUTES of the State Building Commission meeting held on December 14, 2006.

#### DISCUSSION OF BIDS

- 1) **Citizens Plaza Building**  
(Interior Renovations, Phase 1)  
SBC Project No. 529/076-01-2005  
Bid date: January 9, 2007

#### REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- |    |  |  |
|----|--|--|
| 1) | <b>Tennessee State University</b><br>(Research and Sponsored Programs Building)<br>Change Order No. 24<br>Change Order Amount: \$388,022.91<br>Change Order Percent: 5.58<br>Cumulative Percent 14.34<br>SBC Project No. 166/001-02-2003 | This change adds the build-out of office suite shell space in first and second floors.   |
| 2) | <b>Austin Peay State University</b><br>(Student Apartments)<br>Change Order No. 33<br>Change Order Amount: \$30,374.00<br>Change Order Percent: 0.37<br>Cumulative Percent 13.1<br>SBC Project No. 166/003-02-2001                       | This change adds access door sill plans, modifies through-wall flashing, and upgrades counter-flashing material to improve the water tightness of the buildings. |
| 3) | <b>Paris Landing State Park</b><br>(Marina Upgrades)<br>Change Order No. 3<br>Change Order Amount: -\$3,061.00<br>Change Order Percent: -.22<br>Cumulative Percent 11.71<br>SBC Project No. 126/075-01-2004                              | Delete the installation of the Ruby Super system point of sale method and install the TMS fuel controller system at the New Marina Office/Store.                 |

- 4) **Warriors Path State Park**  
(Playground Landscaping)  
Change Order No. 1  
Change Order Amount: \$56,329.00  
Change Order Percent: 100  
Cumulative Percent 100  
SBC Project No. 126/096-01-2005

Based upon the designer's estimate prior to bid, the project scope was adjusted in an effort to hit the bid target. However, the project bid in at half the estimate, which left a surplus of funds in the project to purchase the original scope of landscaping material.

### **SUB-COMMITTEE REPORT**

- 1) REPORT of FINAL ACTION taken at the State Building Commission Executive Subcommittee meeting held on November 20, 2006 (on members' copies only).

### **DESIGNER SELECTION LIST**

- 1) Review of a request for APPROVAL of the DESIGNER SELECTIONS as recommended.